144.0	0002	0010.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 930,000 / 930,000
					USE VALUE: 930,000 / 930,000
					ASSESSED: 930,000 / 930,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES ANDREW G & KELLY
Owner 2:	
Owner 3:	
Street 1:	191 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHRINER KELLY/MARK -
Owner 2:	-
Street 1:	191 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,761 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 2561 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4761.000	479,700		450,300	930,000
Total Card	0.109	479,700		450,300	930,000
Total Parcel	0.109	479,700		450,300	930,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.14 | /Parcel: 363.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93829

GIS Ref

GIS Ref

Insp Date 11/29/17

PREVIOUS ASSESSMENT

Parcel ID 144.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,700	0	4,761.	450,300	930,000	930,000	Year End Roll	12/18/2019
2019	101	FV	363,800	0	4,761.	422,100	785,900	785,900	Year End Roll	1/3/2019
2018	101	FV	360,500	0	4,761.	349,000	709,500	709,500	Year End Roll	12/20/2017
2017	101	FV	360,500	0	4,761.	320,800	681,300	681,300	Year End Roll	1/3/2017
2016	101	FV	360,500	0	4,761.	292,700	653,200	653,200	Year End	1/4/2016
2015	101	FV	345,900	0	4,761.	287,000	632,900	632,900	Year End Roll	12/11/2014
2014	101	FV	345,900	0	4,761.	266,800	612,700	612,700	Year End Roll	12/16/2013
2013	101	FV	345,900	0	4,761.	253,800	599,700	599,700		12/13/2012

!11211!

PRINT

Date	Time
12/11/20	01:24:22

LAST REV

Date	Time
05/16/19	14:57:07
jorourke	
11211	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHRINER KELLY/M	71578-246	1	9/5/2018		1,010,000	No	No		
BALYOZIAN JEMIL	32774-507		4/30/2001	Family	410,000	No	No		
	8695-381		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	93829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2018	1481	Inter Fi	15,000	C				
3/23/2012	271	Redo Bat	7,500					
10/29/2010	2224	Wood Dec	8,000					
3/12/2010	176	Redo Kit	30,000					redo kit / bath /

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	SQ Returned	JO	Jenny O
11/29/2017	MEAS&NOTICE	HS	Hanne S
5/9/2012	Info Fm Prmt	MM	Mary M
6/16/2010	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	336	PATRIOT
11/10/2001	MLS	MM	Mary M
11/17/1999	Meas/Inspect	270	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4761		Sq. Ft.	Site		0	80.	1.18	9									450,265						450,300	

Total AC/HA: 0.10930 | Total SF/SM: 4761 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,265 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15578032
Const Adj.:	0.99989998
Adj $ / SQ:	144.458
Other Features:	94198
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502811
Depreciation:	23129
Depreciated Total:	479681

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

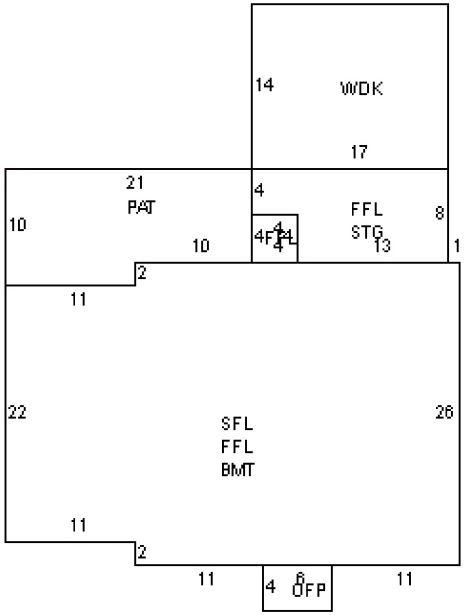
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.90
Special Features:	0	Val/Su Net:	132.59
Final Total:	479700	Val/Su SzAd	231.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,106	144.460	159,771
BMT	Basement	970	59.590	57,801
SFL	Second Floor	970	144.460	140,124
WDK	Deck	238	10.200	2,428
PAT	Patio	190	4.220	802
STG	Storage	120	7.670	920
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,618	Total:	362,902
Size Ad	2076	Gross Are	3618	FinArea 2561

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	